

Peter F. Jazayeri (SBN 199626)
JAZ, A PROFESSIONAL LEGAL CORPORATION
peter@jaz-law.com
1100 Glendon Avenue, Suite 1500
Los Angeles, CA 90024
Telephone: 310.853-2529
Facsimile: 310.388.0664

Attorneys for State Court Receiver
CORDES & COMPANY, LLC THROUGH
AND BY BELLANN RAILE

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA, SANTA ANA DIVISION

In re

THE SOURCE HOTEL, LLC,

Case No. 8:21-bk-10525-ES

Chapter 11

Debtor.

**RECEIVER'S INTERIM STATUS REPORT
AND ACCOUNTING [FEDERAL RULE OF
BANKRUPTCY PROCEDURE 6002]**

1 1. Bellann Raile of Cordes & Company was appointed receiver (the “Receiver”) on
2 February 16, 2021 for The Source Hotel, LLC (the “Debtor”) in the Superior Court of California,
3 County of Orange, Case number 30-2021-01183489-CU-OR-CJC. On or about February 26, 2021
4 (the “Petition Date”), the Debtor filed for Chapter 11 bankruptcy protection in this Court. A motion
5 to excuse turnover (“Excuse Turnover Motion”) was filed by Shady Bird Lending (the “Secured
6 Creditor”) which was heard on April 15, 2021 (the “Initial Hearing”), and then granted on an interim
7 basis, through June 3, 2021. A subsequent hearing occurred on June 17, 2021 (the “Second
8 Hearing”) and the Excuse Turnover Motion was further granted on an interim basis through
9 September 30, 2021, with a further hearing set on that date at 2:00 p.m. (the “Third Hearing”).

10 2. During the 10 days that the receivership was in place prior to the Petition Date, the
11 Receiver retained a security company, changed the locks, retained a plumber, and retained a
12 mechanical company to protect roof top HVAC. During the time between Petition Date and the
13 Initial Hearing, the Receiver continued the security, made arrangements with a fencing company to
14 secure the collateral in parking garage, began an assessment of the collateral located in storage units,
15 retained a plumber, retained a company to cover openings on the roof, and retained an expert to
16 assist in determining what additional work needed to be completed to safe-off the building and
17 provide information to the parties. Further, the Receiver provided access to the building for the
18 parties as requested.

19 3. At the Initial Hearing, the Court accepted the Secured Lender’s offer of \$200,000 in
20 funds to be “gifted” to the Receiver to remediate, repair, and fix issues at the project (the “Gifted
21 Advance”), subject to certain notice requirements to the Debtor. The Receiver then developed a list
22 of items to address with the Gifted Advance. The Receiver conferred with officials from the City of
23 Buena Park, including walking through the property, to confirm that the work contemplated would
24 not require permit reactivation. City officials also suggested a few additional items be added to the
25 task list. The Receiver also met with local fire officials to ensure that adequate efforts were being
26 made to protect the building from a fire safety perspective. Security on site was continued during
27 this time to protect the building from intruders, provide fire safety checks and to monitor for water
28 leaks or other such events.

1 4. The following is the status of the items that are being funded by the Secured Lender's
2 Gifted Advance:

3 a. **Fire Safety**- It was determined to be unfeasible to complete the fire sprinkler
4 system due to the state of the construction. Fire officials were consulted, and
5 it was determined that the 24-hour day security and associated walk throughs
6 were sufficient during this time where there was not significant construction
7 being completed.

8 b. **Elevator** – Kone Elevator (“Kone”) provided an initial inspection and stated
9 that some **electrical** repairs needed to be completed, walkie talkies needed to
10 be purchased, and training needed to be provided. Walkie talkies were
11 purchased and dispatched. Kone agreed to provide a proposal for the
12 complete inspection and certification; however, they have failed to provide the
13 proposal to date and have expressed concerns because they are owed a
14 significant amount of money from previous work on the project. Separately,
15 Kone Elevator agreed to complete work related to a recall on all the elevators
16 at the location. The Receiver provided access to the property so that Kone
17 could complete this work. Kone indicated there was not a cost to the project
18 for this work.

19 c. **Roof** – Best Contracting completed the work on the roof to repair the leaks
20 that were present. They also completed the flashing on the balconies so that
21 further damage would not occur. The sandbags and plywood that were in
22 place were removed as they were considered a safety hazard. Best
23 Contracting also provided an estimate to power clean the roof.

24 d. **Temporary Doors**– The 4th floor did not have all the doors installed to
25 protect the building **from** the elements and from intruders. Further, the roof
26 was accessible by various **routes**. The Receiver retained a contractor to
27 provide temporary closure at all 4th floor openings leading to the exterior side

1 of the building where doors were not installed. Further access has been
2 limited by the installation of outside doors to the roof.

3 e. **Mold** – A moisture test and mold test was completed and results did not show
4 **elevated moisture** levels at this time. There is staining on some walls so
5 there was likely moisture intrusion at one point. The moisture testing
6 contractor recommended completing further testing to determine air quality.

7 f. **Pool Deck**- After consulting with various professionals it was determined that
8 the plastic tarps **were** not providing protection to the deck and that the damage
9 to the deck had **already** occurred. The plastic was removed since there were
10 safety concerns from plastic blowing off of the deck.

11 g. **Sewer** – A **plumber** was retained and he **covered** some drains and filled p-
12 traps with water.

13 h. **Rooftop Mechanical Equipment** – The mechanical equipment on the rooftop
14 was secured by temporary **measures**. The duct work was re-covered
15 throughout the building.

16 i. **Replace Broken Windows**-The **broken** windows and the glass adjacent to
17 the doorway was replaced.

18 j. **Electrical** – A proposal was **obtained** to complete the temporary power
19 necessary to provide **lightening** for the elevator repair. Further work needs to
20 be completed to clean out the electrical room on the first floor.

21 5. **Furniture, Fixtures and Equipment (“FFE”)**. There are three storage units located
22 near the hotel in the retail center area. Two of the units have two locks on each unit. One lock is
23 controlled by the Debtor and the other is controlled by the Receiver. Access is gained when both are
24 present. There is one unit that is accessible by the Debtor as it contains both assets of the hotel and
25 of the retail area. The Receiver would like to work a solution to move the FFE from the shared unit
26 to one of the secured units. There is also significant FFE located at a third-party vendor in Corona
27 which is under the Receiver’s control.

1 6. The Secured Lender commissioned a company to provide an inventory of all FFE at
2 various locations. A representative of the Receiver has been present while the inventory was
3 completed.

4 7. Attached as **Exhibit A** is the Receiver's accounting as of June 30, 2021.

5 a. The *Income Statement* is presented on a cash basis. Cash receipts (Income)
6 and disbursements (Expense) are grouped into three categories. Pre-petition
7 expenses (\$6,365.39) are reported within these categories:

8 i. **1. Pre Initial Hearing/Non-Gifted Advance Expenses**

9 During the time period from the Receiver's February 16, 2021 appointment to the Initial
10 Hearing, the Receiver disbursed \$32,845.08 for expenses related to security and fencing
11 (\$25,984.13), an inspection and report on critical maintenance required (\$4,607.00), a locksmith to
12 change locks (\$1,404.95) and critical maintenance (\$850.00). The Secured Creditor provided
13 \$31,784.95 to fund these expenses. Because these funds were advanced prior to the Initial Hearing
14 and the Gifted Advance, the Receiver does not consider them to be part of the Gifted Advance.

15 ii. **2. Safe-off (Post Initial Hearing) and Subject To The Gifted
16 Advance**

17 With respect to the \$200,000 Gifted Advance, the Secured Creditor funded \$144,496.51 (the
18 "Gifted Advance Funding"). Of this amount, the Receiver disbursed \$116,819.26 for expenses
19 related to the various safe-off projects discussed in paragraph 4 above (\$80,057.52), and expenses
20 related to security and storage (\$36,761.74) through June 30, 2021. There remains \$27,677.25 from
21 the Gifted Advance Funding for anticipated future disbursements. In total, there remains a potential
22 of \$55,503 in additional funds available from the Gifted Advance, should the Secured Creditor and
23 parties agree to make it available.

24 ///

25 ///

26 ///

27 ///

28 ///

iii. **3. Receiver's Fees and Expenses¹ (including Counsel) Through June 30, 2021**

Through June 30, 2021, the Receiver has incurred \$116,757.36 in fees and expenses, which remain outstanding, subject to final approval and the terms of the operative receivership order. The Secured Creditor provided \$99,642.88 to fund these expenses through May 31, 2021, and would need to fund an additional \$17,114.48 to cover the Receiver's fees and expenses through June 30, 2021. Unless otherwise required by the Court or the parties, the Receiver is not including her fees and expenses as part of the Gifted Advance.

b. The *Balance Sheet* is presented on an accrual basis. There remains \$126,259.00 in the Receiver's bank account as of June 30, 2021, with \$99,542.88 allocated towards payment Receiver's fees and expenses through May 31, 2021, and \$26,616.12 reserved for future committed or budgeted maintenance activities remaining from the Gifted Funding Advance. Receiver's fees and expenses account for the entire Accounts Payable balance (\$116,757.36).

c. The *Bank Transaction Details* schedule lists all cash transactions in the Receiver's bank account through June 30, 2021.

d. The *Budget Summary* reports the future expenditures through the Third Hearing Date. In summary, the total Post Initial Hearing Safe-Off expenses, if fully completed and approved by the parties through the Third Hearing Date amounts to approximately \$227,000, or about \$27,000 more than the \$200,000 Gifted Advance. However, because there is discretion in determining whether all of the Budgeted Activities are completed, there remains fluidity in

¹ Unless otherwise stated, the Receiver's expenses include her attorney's fees and expenses. On May 21, 2021, the Receiver was granted relief from the automatic stay for the purpose of petitioning the Orange County Superior Court to permit her to employ counsel. On May 27, 2021, the Orange County Superior Court then entered an order authorizing her to employ and pay an attorney retroactive to the Petition Date, subject to the terms of its Order Appointing Receiver and any other requirements imposed by this Court or the Bankruptcy Code.

ultimately determining whether the Receiver will need to exceed the Gifted Advance. The Receiver will address this issue with the parties accordingly. Setting aside the Gifted Advance, the Receiver is projecting an additional \$30,000 in Receiver's fees and expenses through the Third Hearing Date, which will require an additional \$48,000 advance from the Secured Lender to satisfy, pending approval of the parties and the appropriate court.

8. Attached hereto as **Exhibit B** is a schedule summarizing the Receiver and Receiver's counsel fees and expenses and the detailed invoices through June 30, 2021. Note that the February, 2021 invoice (\$4,320.00) represents pre-petition expenses incurred but not paid. All fees and expenses total \$116,757.36 through June 30, 2021 and all remain unpaid pending approval.

I declare under penalty of perjury under the laws of the State of California and United States that the foregoing is true and correct. Executed this 7th day of July, 2021 at Irvine, California.

Bellann Raile
Bellann Raile

EXHIBIT A

The Source Hotel LLC in Receivership
Income Statement - Cash Basis

As of June 30, 2021

	1. Pre-4/15/21	2. Safe-Off (Post 4/15/21)	3. Receiver	TOTAL
Ordinary Income/Expense				
Income				
Creditor Advances	31,784.95	144,496.51	99,642.88	275,924.34
Total Income	31,784.95	144,496.51	99,642.88	275,924.34
Gross Profit	31,784.95	144,496.51	99,642.88	275,924.34
Expense				
Pre Petition				
Fence rental	225.69	0.00	0.00	225.69
Maintenance and repairs	850.00	0.00	0.00	850.00
Locksmith services	1,404.95	0.00	0.00	1,404.95
Security services	3,884.75	0.00	0.00	3,884.75
Total Pre Petition	6,365.39	0.00	0.00	6,365.39
Post Petition				
Fence rental	225.69	0.00	0.00	225.69
Maintenance and repairs	0.00	63,373.00	0.00	63,373.00
Storage expense	0.00	2,321.74	0.00	2,321.74
Locksmith services	0.00	802.52	0.00	802.52
Security services	21,648.00	34,440.00	0.00	56,088.00
Inspection services	4,607.00	15,882.00	0.00	20,489.00
Total Post Petition	26,480.69	116,819.26	0.00	143,299.95
Total Expense	32,846.08	116,819.26	0.00	149,665.34
Net Ordinary Income	-1,061.13	27,677.25	99,642.88	126,259.00
Net Income	-1,061.13	27,677.25	99,642.88	126,259.00

The Source Hotel LLC in Receivership
Balance Sheet
As of June 30, 2021

	<u>Jun 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
123 US Bank	126,259.00
Total Checking/Savings	<u>126,259.00</u>
Total Current Assets	<u>126,259.00</u>
TOTAL ASSETS	<u>126,259.00</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	116,757.36
Total Accounts Payable	<u>116,757.36</u>
Total Current Liabilities	<u>116,757.36</u>
Total Liabilities	<u>116,757.36</u>
Equity	
Net Income	9,501.64
Total Equity	<u>9,501.64</u>
TOTAL LIABILITIES & EQUITY	<u>126,259.00</u>

Bank Transaction Details

As of June 30, 2021

11:19 AM

07/07/21

Type	Date	Num	Name	Memo	Account	Debit	Credit	Balance
Deposit	03/08/2021				123 US Bank	31,784.95		31,784.95
Bill Pmt -Check	03/18/2021	100	United Site Services	Shady Bird Advance	123 US Bank	225.69		31,559.26
Bill Pmt -Check	03/18/2021	101	Blackhawks Private Security		123 US Bank	11,756.75		19,802.51
Bill Pmt -Check	03/24/2021	102	Urban Advisory & Building Group, LLC		123 US Bank	4,607.00		15,195.51
Bill Pmt -Check	03/31/2021	104	Blackhawks Private Security		123 US Bank	6,888.00		8,307.51
Bill Pmt -Check	03/31/2021	105	Civic Center Lock and Safe		123 US Bank	1,404.95		6,902.56
Deposit	05/06/2021				123 US Bank	63,305.82		70,208.38
Bill Pmt -Check	05/07/2021	107	Blackhawks Private Security	Shady Bird Advance	123 US Bank	13,776.00		56,432.38
Bill Pmt -Check	05/07/2021	108	United Site Services		123 US Bank	225.69		56,206.69
Check	05/10/2021	Wire	Lakewood Glass		123 US Bank	18,000.00		38,206.69
Bill Pmt -Check	05/11/2021	109	DC Mechanical		123 US Bank	850.00		37,356.69
Bill Pmt -Check	05/17/2021	110	Blackhawks Private Security		123 US Bank	6,888.00		30,468.69
Bill Pmt -Check	05/17/2021	111	Civic Center Lock and Safe		123 US Bank	802.52		29,666.17
Bill Pmt -Check	05/17/2021	112	Jet Plumbing		123 US Bank	1,200.00		28,466.17
Deposit	05/18/2021			Shady Bird Advance	123 US Bank	81,190.69		109,656.86
Bill Pmt -Check	05/19/2021	113	American Integrated Resources, Inc.		123 US Bank	15,822.00		93,834.86
Bill Pmt -Check	05/27/2021	114	American Integrated Resources, Inc.		123 US Bank	60.00		93,774.86
Bill Pmt -Check	06/07/2021	115	Blackhawks Private Security		123 US Bank	6,888.00		86,886.86
Bill Pmt -Check	06/07/2021	116	Contractors Door Supply Co Inc.		123 US Bank	4,700.00		82,186.86
Deposit	06/08/2021			Shady Bird Advance-Receiver Fees	123 US Bank	99,642.88		181,829.74
Bill Pmt -Check	06/11/2021	117	Fairmont Designs		123 US Bank	2,321.74		179,508.00
Bill Pmt -Check	06/11/2021	118	Best Contracting Services, Inc.		123 US Bank	31,650.00		147,858.00
Bill Pmt -Check	06/25/2021	119	Blackhawks Private Security		123 US Bank	13,776.00		134,082.00
Bill Pmt -Check	06/30/2021		Lakewood Glass & Screen		123 US Bank	7,823.00		126,259.00
Total						275,924.34	149,665.34	126,259.00

Budget Summary

As of June 30, 2021

	Safe-Off	Receiver	Total
Pre-4/15			
Spent (per 6/30/21 Accounting)	(32,846.08)		(32,846.08)
Funded (per 6/30/21 Accounting)	31,784.95		31,784.95
Surplus/(Deficit)	\$ (1,061.13)		\$ (1,061.13)
Post 4/15			
Spent (per 6/30/21 Accounting)	(116,819.26)	-	(116,819.26)
Committed	(17,251.38)	(116,757.36)	(134,008.74)
Budgeted	(92,754.38)	(30,000.00)	(122,754.38)
Total	(226,825.02)	(146,757.36)	(373,582.38)
Funded (per 6/30/21 Accounting)	144,496.51	99,642.88	244,139.39
Surplus/(Deficit)	\$ (82,328.51)	\$ (47,114.48)	\$ (129,442.99)
Total			
Spent (per 6/30/21 Accounting)	(149,665.34)	-	(149,665.34)
Committed	(17,251.38)	(116,757.36)	(134,008.74)
Budgeted	(92,754.38)	(30,000.00)	(122,754.38)
Total	(259,671.10)	(146,757.36)	(406,428.46)
Funded (per 6/30/21 Accounting)	176,281.46	99,642.88	275,924.34
Surplus/(Deficit)	\$ (83,389.64)	\$ (47,114.48)	\$ (130,504.12)

Budget Summary

As of June 30, 2021

	COMMITTED	BUDGETED	Total
Blackhawk Private Security	-	48,216.00	48,216.00
United Site Services	451.38	451.38	902.76
Best Incorporated	-	13,500.00	13,500.00
Iron Mechanical	16,800.00	-	16,800.00
Evergreen Electric	-	13,830.00	13,830.00
Nevell Group, Inc.	-	10,757.00	10,757.00
<i>Clean-up Labor (estimate)</i>	-	1,000.00	1,000.00
<i>Kone (estimate)</i>	-	5,000.00	5,000.00
Total	\$ 17,251.38	\$ 92,754.38	\$ 110,005.76

EXHIBIT B

**Cordes & Company LLC**

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 03/15/21
Number: 03-21-0763
Invoice Period: 02/01/21 - 02/28/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

INVOICE SUMMARY

Description	Quantity	Rate	Amount
Thomas Plumb.	0.40	\$350.00	\$140.00
Bellann Raile.	8.20	\$350.00	\$2,870.00
Damion Torkelson.	3.50	\$150.00	\$525.00
Gloria Torres.	4.50	\$150.00	\$675.00
Reimbursable Expenses.	1.00	\$130.00	\$130.00
TOTAL AMOUNT DUE			\$4,340.00

Please remit payment to:
Cordes & Company LLC
2677 Innsbruck Drive, Suite A
New Brighton, MN 55112



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 03/15/21
Number: 03-21-0763
Invoice Period: 02/01/21 - 02/28/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Professional Fees					
Bellann Raile	02/16/21	B210 - Business Operations	Communications G. Long.	0.10	\$35.00
Bellann Raile	02/17/21	B210 - Business Operations	Obtain bond, draft an execute oath. Communications G. Long.	1.00	\$350.00
Bellann Raile	02/18/21	B210 - Business Operations	Communications Plaintiff on status of building. Work on plan for securing building. Communications D. Choe regarding receivership. Calls to construction contractors for inventory and maintenance to building.	2.10	\$735.00
Bellann Raile	02/19/21	B210 - Business Operations	Communications D. Chae and C. Cervantes. Communications Plaintiff on status and clarification on parking area. Review pictures of site. Research utilities. Contact Koram Insurance for certificate of insurance. Follow up with contractors for maintenance and inventory. Communications R. Richards on insurance limits.	3.10	\$1,085.00
Gloria Torres	02/19/21	B210 - Business Operations	Initial take-over, set and meet security guards. changed all the locks.	4.50	\$675.00
Bellann Raile	02/20/21	B210 - Business Operations	Communications R. Richards on status.	0.20	\$70.00
Bellann Raile	02/22/21	B210 - Business Operations	Communications R. Richards and follow up on locations of FFE. (2) C. Cervantes on the location of FFE, follow up with companies. (3)	0.50	\$175.00
Bellann Raile	02/23/21	B210 - Business Operations	Follow up on status of FFE. (1) Follow up on fencing company. (1)	0.20	\$70.00
Bellann Raile	02/24/21	B210 - Business Operations	Communications related to inventory of FFE. (3)	0.30	\$105.00
Bellann Raile	02/25/21	B210 - Business Operations	Communications Plaintiffs	0.10	\$35.00
Bellann Raile	02/25/21	B210 - Business Operations	Communications R. Richards and G. Torres on access. (1) Communications re: funding for expenses. (3) Communications related to obtaining plans. (1)	0.50	\$175.00
Bellann Raile	02/25/21	B210 - Business Operations	Communications regarding funding. (1)	0.10	\$35.00
Damion Torkelson	02/25/21	B210 - Business Operations	Correspondence with B Raile.	0.20	\$30.00
Damion Torkelson	02/25/21	B210 - Business Operations	Property tax research.	0.80	\$120.00



Cordes & Company LLC

2677 INNSBRUCK DRIVE
 Suite A
 New Brighton, MN 55112
 United States

Invoice Date: 03/15/21
 Number: 03-21-0763
 Invoice Period: 02/01/21 - 02/28/21
 Terms: Net 30
 Engagement: The Source Hotel LLC
 Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Damion Torkelson	02/25/21	B230 - Financing/Cash Collections	Create Budget	2.50	\$375.00
Thomas Plumb	02/25/21	B230 - Financing/Cash Collections	Review 8-week budget and email re: suggested adjustments (0.4)	0.40	\$140.00
			Professional Fees	16.60	\$4,210.00

Reimbursable Expenses

Thomas Plumb	02/17/21	E124 - Other Expense	Receiver's Bond	--	\$130.00
			Reimbursable Expenses	--	\$130.00
			AMOUNT DUE (THIS INVOICE)	16.60	\$4,340.00

INTERNATIONAL SURETIES, LTD.
701 POYDRAS STREET
SUITE 420
NEW ORLEANS, LA 70139
504-581-1876 - FAX

BETH SCHOTT
504-581-1844
bschott@internationalsureties.com

SARA DEJARNETTE
504-581-4227
sdejarnette@internationalsureties.com

February 17, 2021

INVOICE

BELLANN R. RAILLE
2030 MAIN STREET, SUITE 1600
IRVINE, CA 92614

PHONE - (949) 208-7410
FAX -
eMAIL - bellann@cordesco.com

BOND # - 016229768
YOUR CASE # - 30-2021-01183489
SURETY COMPANY - LIBERTY MUTUAL INSURANCE COMPANY
BOND AMOUNT - \$ 2,500.00
TERM - 02/17/21 to 02/17/22

RECEIVER BOND - SHADY BIRD LENDING, LLC
VS

THE SOURCE HOTEL, LLC

BALANCE DUE	\$ 130.00
-------------	-----------

PAYMENT IS DUE UPON RECEIPT

MAIL CHECK PAYABLE TO INTERNATIONAL SURETIES, LTD. TO THE ADDRESS ABOVE

PLEASE WRITE YOUR BOND NUMBER IN THE CHECK MEMO

YOU MAY ALSO REMIT PAYMENT VIA WIRE TRANSFER TO:

WHITNEY BANK
228 ST. CHARLES AVENUE
NEW ORLEANS, LA 70130

ACCOUNT # 1000-900-1944
ABA # 065000171
TAX ID: 72-0708724



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 04/10/21
Number: 04-21-0766
Invoice Period: 03/01/21 - 03/31/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

INVOICE SUMMARY

Description	Quantity	Rate	Amount
Jeff Goddard.	12.00	\$200.00	\$2,400.00
Thomas Plumb.	2.60	\$350.00	\$910.00
Bellann Raile.	23.30	\$350.00	\$8,155.00
Cynthia Schreier.	1.70	\$60.00	\$102.00
Gloria Torres.	36.90	\$150.00	\$5,535.00
Reimbursable Expenses.	1.00	\$708.98	\$708.98
TOTAL AMOUNT DUE			\$17,810.98

Please remit payment to:
Cordes & Company LLC
2677 Innsbruck Drive, Suite A
New Brighton, MN 55112



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 04/10/21
Number: 04-21-0766
Invoice Period: 03/01/21 - 03/31/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Professional Fees					
Bellann Raile	03/01/21	B210 - Business Operations	Communications Plaintiff. (.1) Communications G. Torres on status. (.2)	0.30	\$105.00
Bellann Raile	03/02/21	B210 - Business Operations	Communications contractor on maintaining building. (.3) R. Richards, G. Long communications. (.2)	0.50	\$175.00
Gloria Torres	03/02/21	B210 - Business Operations	Met with representative for Plaintiff for a walk through.	2.00	\$300.00
Gloria Torres	03/03/21	B210 - Business Operations	Boxed up files and took to storage.	3.00	\$450.00
Bellann Raile	03/03/21	B210 - Business Operations	Site visit with B. Little.	2.50	\$875.00
Bellann Raile	03/04/21	B210 - Business Operations	Call with counsels for Defendants. (.3) Communications P. Jazayeri (.2)	0.50	\$175.00
Bellann Raile	03/05/21	B210 - Business Operations	Communications Plaintiff. (.1) Communications B. Little (.4) Communications Defendants regarding tour (.1)	0.60	\$210.00
Thomas Plumb	03/05/21	B230 - Financing/Cash Collections	Prepare cash needs and provide wire instructions	0.50	\$175.00
Bellann Raile	03/08/21	B210 - Business Operations	Draft of declaration. (.5) Communications B. Little and G. Torres. (.2) R. Richards on document access, schedule (.5)	1.20	\$420.00
Bellann Raile	03/09/21	B210 - Business Operations	R. Richards regarding declaration and report. Review and execute (.5) B. Little re: report (.5)	1.00	\$350.00
Gloria Torres	03/09/21	B210 - Business Operations	Site visit. Meet with B. Little.	2.00	\$300.00
Bellann Raile	03/10/21	B210 - Business Operations	Review and sign declarations. (.5) Communications B. Little (.8) Communications R. Richards re HVAC units and follow up. (.5) S. Kahn and C. Tanaka on investor tours (.1) Communications R. Richards on report (.1)	2.00	\$700.00
Bellann Raile	03/11/21	B210 - Business Operations	Communications G. Torres and S. Kahn regarding access. (.5) G. Torres on fencing for HVAC units. (.3) Vendor payments and funding (.5)	1.30	\$455.00
Gloria Torres	03/11/21	B210 - Business Operations	Tours to with potential investors and Debtors.	3.00	\$450.00



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 04/10/21
Number: 04-21-0766
Invoice Period: 03/01/21 - 03/31/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Thomas Plumb	03/12/21	B230 - Financing/Cash Collections	Review and approve invoices	0.40	\$140.00
Bellann Raile	03/12/21	B210 - Business Operations	Communications with C. Cardinale, attorney for City of Buena Park. (.3) Communications A. Trost on access to documents. (.4) R. Richards regarding status. (.2) Communications B. Little on status of items. (.1) Communications S. Reichert on notice, review docs. (.4) Communications B. Little on City Attorney contact (.1)	1.50	\$525.00
Gloria Torres	03/12/21	B210 - Business Operations	Review of vendor files. Site for potential investor tour with Debtors.	6.70	\$1,005.00
Bellann Raile	03/13/21	B210 - Business Operations	Phone calls and communications related to broken window boarding up and repair. (1.5) Communications S. Kahn on site visit and status. (.2)	1.70	\$595.00
Bellann Raile	03/15/21	B210 - Business Operations	Communications R. Richards on status. (.2) Communications G. Torres on broken window and guards. (.2) Communications with Kone Elevator on inspection. (.1) communications C. Cardinale, City attorney on status. (.2) Board up company communications (.3)	1.00	\$350.00
Gloria Torres	03/15/21	B210 - Business Operations	Site for potential investor tour with Debtors.	2.00	\$300.00
Gloria Torres	03/16/21	B210 - Business Operations	Site for potential investor tour with Debtor.	2.50	\$375.00
Bellann Raile	03/16/21	B210 - Business Operations	Schedule tour for Defendant. (.2)	0.20	\$70.00
Thomas Plumb	03/16/21	B230 - Financing/Cash Collections	Establish ledgers and bank account accounting procedures	0.30	\$105.00
Cynthia Schreier	03/16/21	B210 - Business Operations	Set up Multi check for check printing. Phone call with T. Plumb.	1.00	\$60.00
Cynthia Schreier	03/17/21	B210 - Business Operations	Accounts payable. Email to J. Ledesma for address for Blackhawk Security.	0.40	\$24.00
Bellann Raile	03/17/21	B210 - Business Operations	Communications S. Kahn on elevator and sewer gas smell. (.2) Communications R. Richards. (1.)	0.30	\$105.00
Bellann Raile	03/18/21	B210 - Business Operations	Communications R. Richards. (.2) Follow up on site visit and records. (.3) Communications C. Cardinale (.2)	0.70	\$245.00



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 04/10/21
Number: 04-21-0766
Invoice Period: 03/01/21 - 03/31/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Bellann Raile	03/19/21	B210 - Business Operations	Communications A. Trost regarding access to records. (.3) R. Richards regarding status, agreements and site visits. (.2) Communications G. Torres on documents. (.2)	0.70	\$245.00
Gloria Torres	03/19/21	B210 - Business Operations	Review files looking for agreement contact.	1.10	\$165.00
Bellann Raile	03/20/21	B210 - Business Operations	Communications A. Trost (.1)	0.10	\$35.00
Bellann Raile	03/21/21	B210 - Business Operations	Communications R. Richards. (.1)	0.10	\$35.00
Bellann Raile	03/22/21	B210 - Business Operations	Communications A. Barcelo (.2) Follow up communications potential counsel (.2). Communications C. Cardinale (.1)	0.50	\$175.00
Gloria Torres	03/22/21	B210 - Business Operations	Site visit with representative of Plaintiff.	1.50	\$225.00
Gloria Torres	03/23/21	B210 - Business Operations	Meet with A Barcelo for inventory of storage.	4.50	\$675.00
Bellann Raile	03/23/21	B210 - Business Operations	Hearing (.3) Communications C. Cardinale, review of documentation (.3) Communications A. Barcelo and G. Torres. (.3)	0.90	\$315.00
Gloria Torres	03/24/21	B210 - Business Operations	Meet with A Barcelo and contractors for walk throughs of property.	6.60	\$990.00
Bellann Raile	03/24/21	B210 - Business Operations	Communications regarding site visits, coordination. A. Barcelo, G. Torres, Defendant's counsel and Defendants. Further communications A. Barcelo, follow up R. Richards. Scheduling for site visits.	1.50	\$525.00
Cynthia Schreier	03/24/21	B210 - Business Operations	Accounts payable.	0.10	\$6.00
Cynthia Schreier	03/25/21	B210 - Business Operations	Accounts payable.	0.20	\$12.00
Thomas Plumb	03/25/21	B230 - Financing/Cash Collections	Review and approve invoices	0.30	\$105.00
Bellann Raile	03/25/21	B210 - Business Operations	Communications with City attorney and follow up communications. (.3) Communications G. Torres on site visit by defendants. (.2) Communications J. Goddard on Pan Pacific equipment (.3)	0.80	\$280.00



Invoice Date: 04/10/21
 Number: 04-21-0766
 Invoice Period: 03/01/21 - 03/31/21
 Terms: Net 30
 Engagement: The Source Hotel LLC
 Type: Receivership

Cordes & Company LLC

2677 INNSBRUCK DRIVE
 Suite A
 New Brighton, MN 55112
 United States

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Gloria Torres	03/25/21	B210 - Business Operations	Meet with C Tanaka for walk through of property.	2.00	\$300.00
Jeff Goddard	03/25/21	B210 - Business Operations	Meet lender rep (Albert Barcelo) and contractor to tour property	5.00	\$1,000.00
Jeff Goddard	03/26/21	B210 - Business Operations	Meet lender rep (Al Barcelo) and contractor to tour property	3.00	\$600.00
Bellann Raile	03/26/21	B210 - Business Operations	Communications related to return of tools Pan Pacific.	0.50	\$175.00
Bellann Raile	03/29/21	B210 - Business Operations	Communications R. Richards (.2) Communications C. Tanaka, site visit, follow up (.2)	0.40	\$140.00
Bellann Raile	03/30/21	B210 - Business Operations	Walk through of property (1.1)	1.10	\$385.00
Bellann Raile	03/31/21	B210 - Business Operations	Call with City, preparation. (1.0) Declaration review and execution. (.2) B. Little on declaration (.2)	1.40	\$490.00
Thomas Plumb	03/31/21	B110 - Case Administration	Site visit and tour facility	1.10	\$385.00
Jeff Goddard	03/31/21	B210 - Business Operations	Meet plumbing contractor Pan-Pacific to pick-up their tool boxes and ladders (with owner rep Charlie present) (3.0); Call with Buena Park officials (1.0)	4.00	\$800.00
				Professional Fees	76.50 \$17,102.00

Reimbursable Expenses

Gloria Torres	03/02/21	E109 - Local Travel (Mileage)		26.00	\$15.08
Gloria Torres	03/03/21	E109 - Local Travel (Mileage)		38.00	\$22.04
Gloria Torres	03/03/21	Office Supplies	Storage boxes	--	\$37.68
Gloria Torres	03/09/21	E109 - Local Travel (Mileage)		26.00	\$15.08
Gloria Torres	03/11/21	E109 - Local Travel (Mileage)		26.00	\$15.08
Gloria Torres	03/12/21	E109 - Local Travel (Mileage)	To Signa Hiils to take files, then to the site.	59.00	\$34.22
Thomas Plumb	03/16/21	E124 - Other Expense	Board Up - Broken window	--	\$390.00



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 04/10/21
Number: 04-21-0766
Invoice Period: 03/01/21 - 03/31/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Gloria Torres	03/16/21	E109 - Local Travel (Mileage)		26.00	\$15.08
Gloria Torres	03/19/21	E109 - Local Travel (Mileage)		26.00	\$15.08
Gloria Torres	03/22/21	E109 - Local Travel (Mileage)		26.00	\$15.08
Gloria Torres	03/23/21	E109 - Local Travel (Mileage)		26.00	\$15.08
Jeff Goddard	03/25/21	E109 - Local Travel (Mileage)	Meet lender rep (Albert Barcelo) and contractor to tour property	60.00	\$34.80
Gloria Torres	03/25/21	E109 - Local Travel (Mileage)		26.00	\$15.08
Jeff Goddard	03/26/21	E109 - Local Travel (Mileage)	Meet lender rep (Al Barcelo) and contractor to tour property	60.00	\$34.80
Jeff Goddard	03/31/21	E109 - Local Travel (Mileage)	Meet plumbing contractor Pan-Pacific to pick-up their tool boxes and ladders (with owner rep Charlie present)	60.00	\$34.80
Reimbursable Expenses				485.00	\$708.98
AMOUNT DUE (THIS INVOICE)				561.50	\$17,810.98

**Cordes & Company LLC**

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

\$390.00 - 03/16/21

Invoice Date: 04/10/21
Number: 04-21-0766
Invoice Period: 03/01/21 - 03/31/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

**Cordes & Company LLC**

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 05/12/21
Number: 05-21-0804
Invoice Period: 04/01/21 - 04/30/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

INVOICE SUMMARY

Description	Quantity	Rate	Amount
Jeff Goddard.	11.00	\$200.00	\$2,200.00
Clancy O'Brien.	18.80	\$150.00	\$2,820.00
Thomas Plumb.	1.30	\$350.00	\$455.00
Bellann Raile.	44.50	\$350.00	\$15,575.00
Cynthia Schreier.	1.10	\$60.00	\$66.00
Gloria Torres.	47.10	\$150.00	\$7,065.00
Reimbursable Expenses.	1.00	\$104.40	\$104.40
TOTAL AMOUNT DUE			\$28,285.40

Please remit payment to:
Cordes & Company LLC
2677 Innsbruck Drive, Suite A
New Brighton, MN 55112



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 05/12/21
Number: 05-21-0804
Invoice Period: 04/01/21 - 04/30/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Professional Fees					
Bellann Raile	04/01/21	B210 - Business Operations	Review of opposition, communications B. Little, R. Richards, P. Jazayeri on same. (1.1)	1.10	\$385.00
Cynthia Schreier	04/01/21	B210 - Business Operations	Accounts payable.	0.30	\$18.00
Bellann Raile	04/02/21	B210 - Business Operations	Draft declaration, communications J. Jazayeri, B. Little. Communications R. Richards regarding declaration. (2.9) Communications C. Cardinale (.1)	3.00	\$1,050.00
Bellann Raile	04/05/21	B210 - Business Operations	A. Barcelo communications. (.5) Communications B. Hadley, C. Cardinale with City (.2). Communications B. Little on declaration (.5) Communications R. Richards on declaration (.3) P. Jazayeri on declaration, review (.5). Communications plumber (.3).	2.30	\$805.00
Thomas Plumb	04/05/21	B210 - Business Operations	Review B. Raile declaration (0.4);	0.10	\$35.00
Clancy O'Brien	04/05/21	B210 - Business Operations	Exhibit preparation	1.30	\$195.00
Bellann Raile	04/06/21	B210 - Business Operations	G. Torres on glass estimate. (.1) Communications A. Trost A. Barcelo regarding inventory of FFE and walk through request. Follow up communications with Westranco (.2) Communications C. Tanaka, follow up communications P. Jazayeri, response (.9) Declaration of B. Little (.2)	1.40	\$490.00
Bellann Raile	04/07/21	B210 - Business Operations	Scheduling of walk throughs, A. Barcelo and R. Richards. (.2) R. Richards request for information (.2) Communications L. Denkler on scheduling FFE inventory (.3) Communications roofer on proposal (.2) Work on deck issues, communications B. Little (.3)	1.20	\$420.00
Thomas Plumb	04/07/21	B210 - Business Operations	Review weekly AP (0.2);	0.20	\$70.00
Cynthia Schreier	04/07/21	B210 - Business Operations	Accounts payable. Email to T. Plumb.	0.40	\$24.00
Gloria Torres	04/07/21	B210 - Business Operations	Met with Danny from DC Mechanical AC in regards to AC units on rooftop.	1.10	\$165.00
Jeff Goddard	04/07/21	B210 - Business Operations	Meet with lender rep and contractor to tour property. Spent time going through floor 5, 6 and 7 to check bathrooms.	5.00	\$1,000.00



Invoice Date: 05/12/21
 Number: 05-21-0804
 Invoice Period: 04/01/21 - 04/30/21
 Terms: Net 30
 Engagement: The Source Hotel LLC
 Type: Receivership

Cordes & Company LLC

2677 INNSBRUCK DRIVE
 Suite A
 New Brighton, MN 55112
 United States

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Jeff Goddard	04/08/21	B210 - Business Operations	Meet with lender rep and contractor to tour property. Spent time going through floor 4 to check bathrooms.	3.00	\$600.00
Gloria Torres	04/08/21	B210 - Business Operations	Met with MD Glass for estimate on broken window glass.	1.20	\$180.00
Bellann Raile	04/08/21	B210 - Business Operations	Communications roofer. (.1) Attempts to communicate with Kone (.3) Communications P. Jazayeri on retention, stip. (.6)	1.00	\$350.00
Bellann Raile	04/09/21	B210 - Business Operations	Scheduling of site visit. (.2) Communications C. Cardinale with City (.4) Communications counsel (.1)	0.70	\$245.00
Gloria Torres	04/09/21	B210 - Business Operations	Met with A. Barcelo and consultant for estimate on inventory of storage units.	1.20	\$180.00
Bellann Raile	04/10/21	B210 - Business Operations	Site visit, walk through of property.	1.10	\$385.00
Bellann Raile	04/11/21	B210 - Business Operations	Communications A. Barcelo on inventory for Plaintiff.	0.20	\$70.00
Bellann Raile	04/12/21	B210 - Business Operations	Communications related to retention of counsel (.2) Communications C. Tanaka and counsel on requested walk through. (.1) Review and execute declaration (.2) Communications R. Richards re inventory (.1) Communications HVAC contractor. (.2) Site visit to meet contractors (2.0)	2.80	\$980.00
Jeff Goddard	04/12/21	B210 - Business Operations	Met for tour with lender rep and Hilton reps	3.00	\$600.00
Clancy O'Brien	04/13/21	B210 - Business Operations	Site monitoring and inspection	6.60	\$990.00
Bellann Raile	04/13/21	B210 - Business Operations	Communications related to debtor access for contractor (.7) Communications related to fire system status (.2) Communications counsel on hearing (.1) Site visit, meet contractors. (1.3)	2.30	\$805.00
Gloria Torres	04/13/21	B210 - Business Operations	At location for inventory of storage units with BBI	7.50	\$1,125.00
Gloria Torres	04/14/21	B210 - Business Operations	Inventory of storages at location with BBI. Tour with Owners.	5.50	\$825.00
Bellann Raile	04/14/21	B210 - Business Operations	Communications HVAC contractor and plumber. (.4) Communications counsel (.1) Site visit, communications contractors, supervision. (2.1)	2.60	\$910.00
Clancy O'Brien	04/14/21	B210 - Business Operations	Site monitoring and inspection	8.40	\$1,260.00



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 05/12/21
Number: 05-21-0804
Invoice Period: 04/01/21 - 04/30/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Clancy O'Brien	04/15/21	B210 - Business Operations	Site monitoring and inspection	2.50	\$375.00
Bellann Raile	04/15/21	B210 - Business Operations	Hearing and preparation. (2.3) Related to status, communications with counsel, Plaintiff. Follow up communications contractors. (2.1) Communications related to inventory of FFE (.1) Communications L. Denkler on inventory at Corona (.5) Communications R. Goe (.1) Communications plaintiffs rep on shut down (.5)	5.60	\$1,960.00
Bellann Raile	04/16/21	B210 - Business Operations	Communications C. Cardinale re schedule walk through, items to be completed, communications plaintiff (.5) Glass proposals (.2) Communications regarding proposed order (.4) Communications counsel related to inventory at Corona (.3)	1.40	\$490.00
Gloria Torres	04/16/21	B210 - Business Operations	At the location with A. Barcelo will wall paper and paint subcontractor tour.	0.90	\$135.00
Cynthia Schreier	04/16/21	B210 - Business Operations	Accounts payable.	0.20	\$12.00
Cynthia Schreier	04/19/21	B210 - Business Operations	Accounts payable.	0.20	\$12.00
Thomas Plumb	04/19/21	B110 - Case Administration	Review cash position and outstanding invoices - email to B. Raile (0.3)	0.30	\$105.00
Bellann Raile	04/19/21	B210 - Business Operations	Communications R. Richards (.3). Communications A. Barcelo on status (.3). Communications C. Cardinale on scheduling (.2) A. Barcelo on air handling units. (.1) Communications P. Jazayeri re R. Goe communications. (.2) Work on contractor for elevator (.3) Communications A. Trost (.2) Communications L. Denkler (.2) Fax to Kone (.2)	2.00	\$700.00
Bellann Raile	04/20/21	B210 - Business Operations	Communications with Kone, elevator contractor (.3) Communications counsels related to site visit by City, (.3) Research contractors for repairs (.3) Site visit on status (1.0)	1.90	\$665.00
Gloria Torres	04/20/21	B210 - Business Operations	Monitored FFE Inventory count of by Plaintiff at Westrasnco.	5.50	\$825.00
Gloria Torres	04/21/21	B210 - Business Operations	Monitored FFE Inventory count of by Plaintiff at Westrasnco.	6.50	\$975.00
Bellann Raile	04/21/21	B210 - Business Operations	Meeting with City, walkthrough, meetings with contractors (fire, plumbing), meeting A. Trost and A. Barcelo.	6.50	\$2,275.00



Invoice Date: 05/12/21
 Number: 05-21-0804
 Invoice Period: 04/01/21 - 04/30/21
 Terms: Net 30
 Engagement: The Source Hotel LLC
 Type: Receivership

Cordes & Company LLC

2677 INNSBRUCK DRIVE
 Suite A
 New Brighton, MN 55112
 United States

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Bellann Raile	04/22/21	B210 - Business Operations	Work on correction of balcony issues, multiple communications contractor, send plans, pictures. (1.0) Communications counsel on stipulation and review (.5) Communications Kone (.1) Call with A. Guzman regarding fire safety. (.3)	1.90	\$665.00
Gloria Torres	04/22/21	B210 - Business Operations	Monitored FFE Inventory count of by Plaintiff at Westrasnco.	6.00	\$900.00
Thomas Plumb	04/22/21	B110 - Case Administration	Prepare internal interim accounting (0.5)	0.50	\$175.00
Gloria Torres	04/23/21	B210 - Business Operations	Monitored FFE Inventory count of by Plaintiff at Westrasnco.	5.50	\$825.00
Bellann Raile	04/23/21	B210 - Business Operations	Communications counsel and parties on stipulation (.5) Communications C. Cardinale on status (.1) Communication Kone elevator. Work in issues related to shutdown of elevator (.5)	1.10	\$385.00
Bellann Raile	04/24/21	B210 - Business Operations	Communications regarding obtaining a set of plans for fire watch route. (.4) Communications glass contractor (.1)	0.50	\$175.00
Bellann Raile	04/26/21	B210 - Business Operations	Communications regarding glass bids (.2) Communications Kone on elevator, scheduling (.3) Communications counsel. (.2) A. Barcelo scheduling walkthrough. (.2) A. Guzman on scheduling for fire officials (.3)	1.20	\$420.00
Gloria Torres	04/26/21	B210 - Business Operations	Monitored FFE Inventory count of by Plaintiff at Westrasnco.	3.50	\$525.00
Gloria Torres	04/27/21	B210 - Business Operations	At the site, contractor to inspect the leaks in rooms in building.	1.80	\$270.00
Bellann Raile	04/27/21	B210 - Business Operations	Communications roofer on scheduling. (.1) A. Guzman on scheduling. (.2) Communications counsel (.3)	0.60	\$210.00
Bellann Raile	04/28/21	B210 - Business Operations	Communications contractors, status update on repairs. (1.2) C. Cardinale on permit status (.1)	1.30	\$455.00
Bellann Raile	04/29/21	B210 - Business Operations	Status updates for City and Owners. (.3) Scheduling for door contractor (.2)	0.50	\$175.00
Thomas Plumb	04/29/21	B210 - Business Operations	Review and approve AP	0.20	\$70.00
Gloria Torres	04/30/21	B210 - Business Operations	Meet sub-contractor for temporary doors on hotel.	0.90	\$135.00



Cordes & Company LLC

2677 INNSBRUCK DRIVE
 Suite A
 New Brighton, MN 55112
 United States

Invoice Date: 05/12/21
 Number: 05-21-0804
 Invoice Period: 04/01/21 - 04/30/21
 Terms: Net 30
 Engagement: The Source Hotel LLC
 Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Bellann Raille	04/30/21	B210 - Business Operations	Window bid, send to parties (.3)	0.30	\$105.00
				Professional Fees	123.80 \$28,181.00

Reimbursable Expenses

Jeff Goddard	04/07/21	E109 - Local Travel (Mileage)	Meet with lender rep and contractor to tour property. Spent time going through floor 5, 6 and 7 to check bathrooms.	60.00	\$34.80
Jeff Goddard	04/08/21	E109 - Local Travel (Mileage)	Meet with lender rep and contractor to tour property. Spent time going through floor 4 to check bathrooms.	60.00	\$34.80
Jeff Goddard	04/12/21	E109 - Local Travel (Mileage)	Met for tour with lender rep and Hilton reps	60.00	\$34.80
				Reimbursable Expenses	180.00 \$104.40
				AMOUNT DUE (THIS INVOICE)	303.80 \$28,285.40

**Cordes & Company LLC**

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 06/07/21
Number: 06-21-0819
Invoice Period: 05/01/21 - 05/31/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

INVOICE SUMMARY

Description	Quantity	Rate	Amount
Clancy O'Brien.	8.40	\$150.00	\$1,260.00
Thomas Plumb.	10.50	\$350.00	\$3,675.00
Bellann Raile.	41.80	\$350.00	\$14,630.00
Cynthia Schreier.	0.90	\$60.00	\$54.00
Gloria Torres.	47.80	\$150.00	\$7,170.00
Reimbursable Expenses.	1.00	\$878.37	\$878.37
TOTAL AMOUNT DUE			\$27,667.37

Please remit payment to:
Cordes & Company LLC
2677 Innsbruck Drive, Suite A
New Brighton, MN 55112



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 06/07/21
Number: 06-21-0819
Invoice Period: 05/01/21 - 05/31/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Professional Fees					
Bellann Raile	05/01/21	B210 - Business Operations	Provide proposal to J. Oh on moisture testing.	0.10	\$35.00
Bellann Raile	05/03/21	B210 - Business Operations	Communications counsel. (.3) Discussions contractors. (.3) Communications R. Richards on approvals for contractors. (.2) Communications A. Trost and A. Barcelo, scheduling. (.1) Work on exit plans for fire inspection, water proofing contractor communications. (1.0)	1.90	\$665.00
Thomas Plumb	05/03/21	B110 - Case Administration	Finalize Supplemental Budget #1 (0.6)	0.60	\$210.00
Cynthia Schreier	05/03/21	B210 - Business Operations	Accounts payable.	0.20	\$12.00
Bellann Raile	05/04/21	B210 - Business Operations	Meetings on site, Kone Elevator, Fire Authorities, A. Barcelo, C. Cervantes. Tour additional storage areas. A. Barcelo on scheduling. (7.5) Request funding, budget R. Richards (.2) Waterproofing contractor. (.2)	7.90	\$2,765.00
Thomas Plumb	05/05/21	B110 - Case Administration	Research and procure walkie talkies for site (0.5); review B. Raile email re: requirements from debtor (0.4);	0.90	\$315.00
Bellann Raile	05/05/21	B210 - Business Operations	Communications counsel on status, electrical, new inventory (.3) Communications and coordination vendors, proposals. (1.1) Communications R. Richards on funding. (.1) Communications J. Oh. (.1) Status updates (.3)	1.90	\$665.00
Gloria Torres	05/05/21	B210 - Business Operations	Meet with locksmith to rekey electric room doors in every floor.	2.20	\$330.00
Thomas Plumb	05/06/21	B110 - Case Administration	Review AP (0.1); Lakewood glass wire (0.2);	0.30	\$105.00
Bellann Raile	05/06/21	B210 - Business Operations	Communications C. Cardinale (.1) Vendor communications, requirements, scheduling, moisture and roofing (.5) Communications A. Barcelo scheduling (.1) Review and communications on temp door proposal. (.4) Site visit (1.5) Communications J. Oh on door proposal, roof deck. (.2)	2.80	\$980.00
Bellann Raile	05/07/21	B210 - Business Operations	Communications contractors, doors (.2) Communications A. Young, Iron Mechanical (.2)	0.40	\$140.00
Cynthia Schreier	05/07/21	B210 - Business Operations	Accounts payable.	0.20	\$12.00



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 06/07/21
Number: 06-21-0819
Invoice Period: 05/01/21 - 05/31/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Gloria Torres	05/07/21	B210 - Business Operations	Meet with A. Barcelo and electrician to do a walk through of site.	2.50	\$375.00
Gloria Torres	05/10/21	B210 - Business Operations	At site with BBI doing inventory in storages. Meet with H. Baba from American Integrated Resources for the moister testing of hotel and the roofer.	7.50	\$1,125.00
Cynthia Schreier	05/10/21	B210 - Business Operations	Accounts payable.	0.20	\$12.00
Bellann Raile	05/10/21	B210 - Business Operations	Payment on invoice for covering of openings on roof. (.1) Communications C. Cardinale (.3) Communications staff on vendor supervision. (.2) Communications with temp door contractor. (.2) Communications A. Barcelo (.1) Communications Kone (.3) Communications R. Richards (.1) Work on information for declaration. (1.0)	2.30	\$805.00
Bellann Raile	05/11/21	B210 - Business Operations	Communications R. Richards. (.2) Communications R. Cull, City of Buena Park on sewer proposal. (.3) Multiple communications A. Barcelo. (.8) Communications related to the electrical (.5) Draft of declaration (1.0) A. Trost on sewer (.1) Review budget (.1) Communications staff on walk through for homeless (.3) Communications counsel (.2) Communications J. Oh requesting access and follow up coordination (.3) Communications J. Oh on temp door proposal. (.1) Communications door contractor (.2) Communications Iron Mechanical (.2) Work on info for declaration (.9)	5.30	\$1,855.00
Thomas Plumb	05/11/21	B110 - Case Administration	Work on interim report and revised budget	1.10	\$385.00
Gloria Torres	05/11/21	B210 - Business Operations	At site with BBI doing inventory in storages. Meet with H. Baba from American Integrated Resources for the moister testing of hotel and the roofer.	7.50	\$1,125.00
Gloria Torres	05/12/21	B210 - Business Operations	At the site meet with contractors to installed temporary doors in the 4th floor pool deck area, the roofer to patch up roof, testing of moisture and walk through with Iron Mechanical	8.50	\$1,275.00
Bellann Raile	05/12/21	B210 - Business Operations	Communications J. Gomes Iron Mechanical (.2). Communications J. Oh on site visits, coordination (.2) Communications counsel (.2) Work on budget (.1) Review amended proposal (.2) Communications Evergreen Electric (.3) Communications on status to inspectors (.2) Communications J. Oh on status of work (.2)	1.60	\$560.00



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 06/07/21
Number: 06-21-0819
Invoice Period: 05/01/21 - 05/31/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Gloria Torres	05/13/21	B210 - Business Operations	Meet with James and Albert at property for walk through with Cosco Fire Protection and IT tech, tile contractor.	5.00	\$750.00
Bellann Raile	05/13/21	B210 - Business Operations	Jet Plumbing (.1) A. Young, Iron Mechanical revise proposal, accept(.5) Communications A. Barcelo (.3) J. Oh regarding Iron Mechanical proposal. (.1) Communications R. Richards (.1)	1.10	\$385.00
Thomas Plumb	05/13/21	B110 - Case Administration	Revise Supplemental Budget #2 and fees schedule (0.4)	0.40	\$140.00
Gloria Torres	05/14/21	B210 - Business Operations	Went to site did walk through with roofers and took pictures of job in progress.	1.50	\$225.00
Bellann Raile	05/14/21	B210 - Business Operations	Iron Mechanical, multiple communications (..5) J. Oh on property access and coordination (.2) Counsel and draft declaration review (.5) Communications C. Cardinale (.2) A. Barcelo (.2) Communications J. Oh on work completion temp doors (.1)	1.70	\$595.00
Cynthia Schreier	05/15/21	B210 - Business Operations	Accounts payable.	0.10	\$6.00
Gloria Torres	05/17/21	B210 - Business Operations	Meet with Clay at property for walk through with debtor prospective investor. Meet with roofers and took pictures of job completed. Meet with Iron Mechanical to start work on site.	3.10	\$465.00
Bellann Raile	05/17/21	B210 - Business Operations	Work on draft declaration, communications counsel, review budget (2.5); Communications R. Richards. (.1) AIR communications, report for moisture testing. (.5) Provide to parties (.1) T. Grooters, Kone (.3)	3.50	\$1,225.00
Thomas Plumb	05/17/21	B110 - Case Administration	Draft sections of B. Raile declaration and associated exhibits (2.7);	2.70	\$945.00
Thomas Plumb	05/18/21	B110 - Case Administration	Additional drafting on B. Raile declaration with financial status discussion (0.6); discussions with counsel re: format content and format of Declaration (0.4)	1.00	\$350.00
Bellann Raile	05/18/21	B210 - Business Operations	Communications counsel. (.5) Provide exhibits for declaration (.4) Jet Plumbing communications (.1) Communications C. Cardinale (.2) DC Mechanical (.1) Funding request to R. Richards (.3) Communications AIR on payment (.1) Work on declaration (.5) Communications R. Cull, City regarding electrical. (.2) Communications E. King, Best Contracting (.2)	2.60	\$910.00



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 06/07/21
Number: 06-21-0819
Invoice Period: 05/01/21 - 05/31/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Bellann Raile	05/19/21	B210 - Business Operations	E. King, Best Contracting communications (.2) A. Barcelo (.1) Communications counsel. (.2) C. Cervantes regarding storage access (.1) J. Oh regarding tour (.1) Declaration, communications counsel. (2.3)	3.00	\$1,050.00
Thomas Plumb	05/19/21	B110 - Case Administration	Review revise Supplemental Brief and discuss with counsel and B. Raile (0.9)	0.90	\$315.00
Cynthia Schreier	05/19/21	B210 - Business Operations	Accounts payable.	0.10	\$6.00
Gloria Torres	05/19/21	B210 - Business Operations	Went to location to take pictures on work being done by Iron Mechanical	1.50	\$225.00
Clancy O'Brien	05/20/21	B210 - Business Operations	Onsite visit coordination and escort.	6.30	\$945.00
Thomas Plumb	05/20/21	B110 - Case Administration	Call with B. Raile and counsel re: Supplemental Brief (0.4); review and edit Fee Brief (0.6)	1.00	\$350.00
Bellann Raile	05/20/21	B210 - Business Operations	Call with B. Cull at City. (.2) R. Richards (.2) Communications counsel (.5) Review and provide updated budget (.2) Discussions A. Barcelo. (.3)	1.40	\$490.00
Bellann Raile	05/21/21	B210 - Business Operations	Walk through with roofer, doors, meet contractors (2.1). Review and provide updated budget (.2) Updates to J. Oh and C. Cardinale (.3)	2.60	\$910.00
Thomas Plumb	05/21/21	B110 - Case Administration	Prepare Supplemental Budget #2a (0.7)	0.70	\$245.00
Clancy O'Brien	05/21/21	B210 - Business Operations	Onsite visit coordination and escort.	2.10	\$315.00
Bellann Raile	05/24/21	B210 - Business Operations	Review communications C. Cardinale (.1) Site visit coordination (.2) J. Oh regarding access to property and coordination (.2)	0.50	\$175.00
Bellann Raile	05/25/21	B210 - Business Operations	Iron Mechanical proposal execution (.2) Communications counsel (.3)	0.50	\$175.00
Gloria Torres	05/25/21	B210 - Business Operations	Meet with A Barcelo at location for walk through with interior designer.	3.00	\$450.00
Gloria Torres	05/26/21	B210 - Business Operations	Meet with James and Frank from Carine, Mike with PDG Wallcoverings to do supply inventory of wallpaper covering in storage. Also with Marcelo IT to walk through on location.	5.50	\$825.00



Invoice Date: 06/07/21
 Number: 06-21-0819
 Invoice Period: 05/01/21 - 05/31/21
 Terms: Net 30
 Engagement: The Source Hotel LLC
 Type: Receivership

Cordes & Company LLC

2677 INNSBRUCK DRIVE
 Suite A
 New Brighton, MN 55112
 United States

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Thomas Plumb	05/26/21	B110 - Case Administration	Emails with A. Barcelo re: status of current budget (0.4); revise and develop Supplemental Budget #3 (0.5)	0.90	\$315.00
Cynthia Schreier	05/27/21	B210 - Business Operations	Accounts payable. Email to vendor.	0.10	\$6.00
Bellann Raile	05/28/21	B210 - Business Operations	Communications R. Richards (.2) Communications T. Grooters, Kone. (.2) Communications J. Oh on status. (.1) Communications E. King on corrections. (.2)	0.70	\$245.00
			Professional Fees	109.40	\$26,789.00

Reimbursable Expenses

Gloria Torres	04/07/21	E109 - Local Travel (Mileage)	round trip to location	26.00	\$15.08
Gloria Torres	04/08/21	E109 - Local Travel (Mileage)	round trip to location	26.00	\$15.08
Gloria Torres	04/09/21	E109 - Local Travel (Mileage)	one way trip to location	13.00	\$7.54
Gloria Torres	04/14/21	E109 - Local Travel (Mileage)	one way trip to location	13.00	\$7.54
Gloria Torres	04/16/21	E109 - Local Travel (Mileage)	round trip to location	26.00	\$15.08
Gloria Torres	04/27/21	E109 - Local Travel (Mileage)	round trip to location	26.00	\$15.08
Gloria Torres	04/30/21	E109 - Local Travel (Mileage)	round trip to location	26.00	\$15.08
Thomas Plumb	05/04/21	E124 - Other Expense	Walkie Talkies for the site	--	\$174.79
Gloria Torres	05/05/21	E109 - Local Travel (Mileage)	round trip to location	26.00	\$15.08
Gloria Torres	05/07/21	E109 - Local Travel (Mileage)	round trip to location	26.00	\$15.08
Gloria Torres	05/12/21	E109 - Local Travel (Mileage)	round trip to location	26.00	\$15.08
Gloria Torres	05/13/21	E109 - Local Travel (Mileage)	round trip to location	26.00	\$15.08



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 06/07/21
Number: 06-21-0819
Invoice Period: 05/01/21 - 05/31/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Gloria Torres	05/14/21	E109 - Local Travel (Mileage)	round trip to location	26.00	\$15.08
Gloria Torres	05/19/21	E109 - Local Travel (Mileage)	one way to location	13.00	\$7.54
Gloria Torres	05/25/21	E109 - Local Travel (Mileage)	round trip to location.	26.00	\$15.08
Gloria Torres	05/28/21	E109 - Local Travel (Mileage)	round trip to location	26.00	\$15.08
Thomas Plumb	05/31/21	E124 - Other Expense	Temporary help (R. Sivero) for inspections	--	\$500.00
Reimbursable Expenses				351.00	\$878.37
AMOUNT DUE (THIS INVOICE)				460.40	\$27,667.37

**Cordes & Company LLC**

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 07/07/21
Number: 07-21-0824
Invoice Period: 06/01/21 - 06/30/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

INVOICE SUMMARY

Description	Quantity	Rate	Amount
Thomas Plumb.	4.10	\$350.00	\$1,435.00
Bellann Raile.	25.40	\$350.00	\$8,890.00
Cynthia Schreier.	1.40	\$60.00	\$84.00
Damion Torkelson.	0.80	\$150.00	\$120.00
Gloria Torres.	13.90	\$150.00	\$2,085.00
Reimbursable Expenses.	1.00	\$90.48	\$90.48
TOTAL AMOUNT DUE			\$12,704.48

Please remit payment to:
Cordes & Company LLC
2677 Innsbruck Drive, Suite A
New Brighton, MN 55112



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 07/07/21
Number: 07-21-0824
Invoice Period: 06/01/21 - 06/30/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Professional Fees					
Bellann Raile	06/01/21	B210 - Business Operations	Communications counsel (.4) Communications A. Bright with Fairmont on stored equipment. (.2) Retrofit Kone issues. (.5) Notify J. Oh or retrofit. (.1) Communications A. Barcelo (.3).	1.50	\$525.00
Cynthia Schreier	06/01/21	B210 - Business Operations	Accounts payable. Bank reconciliation,	0.20	\$12.00
Thomas Plumb	06/02/21	B110 - Case Administration	Review, edit and finalize Statement for 6/3/21 Hearing (0.4)	0.40	\$140.00
Gloria Torres	06/02/21	B210 - Business Operations	Meet with Kone Elevator tech to service elevators.	2.20	\$330.00
Bellann Raile	06/02/21	B210 - Business Operations	Status update on work, prepare for hearing. (1.0) Communications R. Richards (.2) Communications counsel (.2) Discussions A. Barcelo (.2) Communications V. Lujan, Fairmont Designs Hospitality. (.5)	2.10	\$735.00
Bellann Raile	06/03/21	B210 - Business Operations	Prepare for hearing, review updated budget (3.1) Calls with Best Contracting, scheduling for corrections. (.2) Call A. Barcelo (.2) Call A. Trost (.1)	3.40	\$1,190.00
Thomas Plumb	06/03/21	B110 - Case Administration	Prepare Supplemental Budget #3a (0.5)	0.50	\$175.00
Bellann Raile	06/04/21	B210 - Business Operations	Communications A. Barcelo (.1) Communications counsel (.1)	0.20	\$70.00
Bellann Raile	06/07/21	B210 - Business Operations	Communications R. Richards (.2) Communications A. Barcelo (.6) P. Jazayeri (.2) Communications on FFE in storage. (.2) T. Plumb on security payment, fee summary (.2). C. Tanaka on access, schedule (.2) Communications Fairmont Designs (.2)	1.80	\$630.00
Thomas Plumb	06/07/21	B110 - Case Administration	Prepare invoice summary for Shady Bird (0.4); review and authorized payments for security (0.2); pro-rate storage invoice and authorize to pay (0.3)	0.90	\$315.00
Cynthia Schreier	06/07/21	B210 - Business Operations	Accounts payable.	0.20	\$12.00
Cynthia Schreier	06/08/21	B210 - Business Operations	Accounts payable.	0.20	\$12.00
Gloria Torres	06/08/21	B210 - Business Operations	Walk through with Frank from Carine and Adam from Iron Mechanical for Construction Shutdown.	1.50	\$225.00



Invoice Date: 07/07/21
 Number: 07-21-0824
 Invoice Period: 06/01/21 - 06/30/21
 Terms: Net 30
 Engagement: The Source Hotel LLC
 Type: Receivership

Cordes & Company LLC

2677 INNSBRUCK DRIVE
 Suite A
 New Brighton, MN 55112
 United States

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Bellann Raile	06/08/21	B210 - Business Operations	Fairmont Designs, set up payment, schedule walk through. (.5) A. Barcelo on site visit for Plaintiff (.2)	0.70	\$245.00
Gloria Torres	06/09/21	B210 - Business Operations	Meet with Charlie at site for tour of potential investor. Meet with Albert for walk through with S Bird Lending.	3.00	\$450.00
Bellann Raile	06/09/21	B210 - Business Operations	A. Barcelo on walk through for roof repairs, scheduling (.2) G. Torres on scheduling site visits (.2) Best Contracting communications (.2) Communications counsel and Shady Bird (.2)	0.80	\$280.00
Gloria Torres	06/10/21	B210 - Business Operations	Meet with Charlie at site for tour of potential investor for the hotel.	1.50	\$225.00
Cynthia Schreier	06/10/21	B210 - Business Operations	Accounts payable.	0.20	\$12.00
Bellann Raile	06/10/21	B210 - Business Operations	Communications related to hearing postponed. (.2) Communications related to Lakewood Glass preliminary notice, correction. (.5) Communications A. Barcelo on site visits, meeting City (.5) Communications on site visit for C. Cervantes (.3) Communications R. Richards related to DKY Architects and City Drawings, follow up architect and J. Oh. (1.1)	2.60	\$910.00
Cynthia Schreier	06/11/21	B210 - Business Operations	Accounts payable.	0.30	\$18.00
Bellann Raile	06/11/21	B210 - Business Operations	Communications Lakewood Glass (.1) Communications A. Barcelo (.2) C. Schreier on lien release (.1) Insurance cert Iron Mechanical. (.1) Schedule walk through (.2)	0.70	\$245.00
Bellann Raile	06/14/21	B210 - Business Operations	Communications Lakewood Glass. (.1) A. Barcelo on FFE and walk throughs. (.4)	0.50	\$175.00
Bellann Raile	06/15/21	B210 - Business Operations	A. Barcelo on walk through (.1)	0.10	\$35.00
Bellann Raile	06/16/21	B210 - Business Operations	Walk through with the City and A. Barcelo, travel to site. (2.1)	2.10	\$735.00
Bellann Raile	06/17/21	B210 - Business Operations	Hearing, preparations, communications counsel. (2.3) A. Barcelo (.1) Communications R. Richards. (.2)	2.60	\$910.00
Bellann Raile	06/18/21	B210 - Business Operations	Communications counsel. (.3) Communications related to Meeting Summary with City. (.2) J. Oh regarding plans and request for access. (.3)	0.80	\$280.00



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 07/07/21
Number: 07-21-0824
Invoice Period: 06/01/21 - 06/30/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Bellann Raile	06/19/21	B210 - Business Operations	J. Oh on access, follow up scheduling. (.3)	0.30	\$105.00
Bellann Raile	06/21/21	B210 - Business Operations	Scheduling off walk throughs,, J. Oh and A. Barcelo (.5)	0.50	\$175.00
Gloria Torres	06/21/21	B210 - Business Operations	Meet with Iron Mechanical to finish job.	1.00	\$150.00
Damion Torkelson	06/21/21	B210 - Business Operations	Review declaration and accounting.	0.80	\$120.00
Bellann Raile	06/22/21	B210 - Business Operations	J. Oh on cancellation (.1) Counsel on declaration and proposed order (1.0)	1.10	\$385.00
Gloria Torres	06/22/21	B210 - Business Operations	Walk through with Juliet and proposed broker, NAI Capital.	1.00	\$150.00
Bellann Raile	06/23/21	B210 - Business Operations	M. Souza on glass delivery, coordination. (.3) R. Richards related to fees (.1) A. Barcelo (.1) Communications A. Trost on fees. (.5)	1.00	\$350.00
Bellann Raile	06/24/21	B210 - Business Operations	J. Oh and C. Tanaka on site visits, coordination. (.3)	0.30	\$105.00
Thomas Plumb	06/24/21	B110 - Case Administration	Prepare Supplemental Budget #3b and update actual Spent, Committed and Budgeted items (.7)	0.70	\$245.00
Thomas Plumb	06/25/21	B110 - Case Administration	Review and approve AP (0.3);	0.30	\$105.00
Cynthia Schreier	06/25/21	B210 - Business Operations	Accounts payable.	0.30	\$18.00
Bellann Raile	06/25/21	B210 - Business Operations	Review budget (.2) Lakewood Glass communications. (.1)	0.30	\$105.00
Gloria Torres	06/25/21	B210 - Business Operations	Walk through with Juliet and prospect investor group and another group did not show.	2.20	\$330.00
Gloria Torres	06/28/21	B210 - Business Operations	Meet with M Souza from Lakewood Glass to install new glass for windows.	1.50	\$225.00
Bellann Raile	06/28/21	B210 - Business Operations	A. Trost on budgeting (.3) Scheduling Glass communications (.1)	0.40	\$140.00
Bellann Raile	06/29/21	B210 - Business Operations	Communications counsel (.3) Communications on completion of glass and follow up walk through (.3) A. Barcelo on tie downs (.1)	0.70	\$245.00
Thomas Plumb	06/29/21	B110 - Case Administration	Emails with A Trost re: current budget and adjustments to format per discussions (0.9)	0.90	\$315.00



Cordes & Company LLC

2677 INNSBRUCK DRIVE
Suite A
New Brighton, MN 55112
United States

Invoice Date: 07/07/21
Number: 07-21-0824
Invoice Period: 06/01/21 - 06/30/21
Terms: Net 30
Engagement: The Source Hotel LLC
Type: Receivership

SUMMARY OF CHARGES

Source	Date	Code	Description	Hrs / Qnt	Amount
Thomas Plumb	06/30/21	B110 - Case Administration	Review and respond to A Trost emails re: supplemental budget (0.8)	0.80	\$280.00
Bellann Raile	06/30/21	B210 - Business Operations	Communications counsel. (.5) Communications related to walkthrough for potential investor G. Torres. (.2).	0.70	\$245.00
				Professional Fees	45.80 \$12,684.00

Reimbursable Expenses

Gloria Torres	06/08/21	E109 - Local Travel (Mileage)	26.00	\$15.08
Gloria Torres	06/09/21	E109 - Local Travel (Mileage)	26.00	\$15.08
Gloria Torres	06/10/21	E109 - Local Travel (Mileage)	26.00	\$15.08
Gloria Torres	06/21/21	E109 - Local Travel (Mileage)	26.00	\$15.08
Gloria Torres	06/22/21	E109 - Local Travel (Mileage)	26.00	\$15.08
Gloria Torres	06/25/21	E109 - Local Travel (Mileage)	13.00	\$7.54
Gloria Torres	06/28/21	E109 - Local Travel (Mileage)	13.00	\$7.54
				Reimbursable Expenses
				156.00 \$90.48
				AMOUNT DUE (THIS INVOICE)
				201.80 \$12,774.48

Invoice submitted to:

Cordes and Company

Attention: Bellann R. Raile
 4400 MacArthur Blvd, Suite 980
 Newport Beach, CA 92660

Invoice # 11315

Invoice Date: 05/04/21

Terms: COD

Services Through: 04/30/21

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Shady Bird (Professional Services)						
04/03/21	PFJ	A106 Communicate (with client) B190 Other Contested Matters (excluding assumption/rejection motions)	Call with Bellann re: [REDACTED] [REDACTED] (.5); review documents from Bellann and draft bankruptcy declaration of Bellann raile in support of motion (2.9); calls and emails with Bellann re: [REDACTED] (.4)	3.80	495.00	\$1,881.00
04/05/21	PFJ	A103 Draft/revise B190 Other Contested Matters (excluding assumption/rejection motions)	Revise Bellann declaration and call with Bellann re: [REDACTED] (.4); review supplemental report from Brett Little and call with Bellan re: [REDACTED] (.4)	0.80	495.00	\$396.00
04/06/21	PFJ	A106 Communicate (with client) B200 Operations	Call with Bellann re: [REDACTED]	0.40	495.00	\$198.00
04/09/21	PFJ	A106 Communicate (with client) B200 Operations	Calls and emails with Bellann re: [REDACTED]	0.50	495.00	\$247.50
04/12/21	PFJ	A103 Draft/revise B160 Fee/Employment Applications	Draft stipulation to employ counsel (1.2); emails to/from D. Lev, J. Oh, G. Long, and R. Richards re: stipulation (.2)	1.40	495.00	\$693.00
04/13/21	PFJ	A106 Communicate (with client) B200 Operations	Multiple emails to/from J. Oh re: stipulation for counsel and inspection of property (.5); telephone call with Bellann re: [REDACTED] (.3)	0.80	495.00	\$396.00
04/15/21	PFJ	A109 Appear for/attend B190 Other Contested Matters (excluding assumption/rejection motions)	Prepare for and participate in hearing regarding turnover (2.5); call with Bellann re: [REDACTED] (.2) email to/from D. Lev re: proposed order and receivership issues (.3)	3.10	495.00	\$1,534.50
04/16/21	PFJ	A106 Communicate (with client) B200 Operations	Emails to/from Bellann Raile re: [REDACTED] (.5); call with Bellann re: [REDACTED] (.3); review and revise proposed order re turnover (.5); emails to/from D. Lev re: revised order (.5) ; emails to/from J. Oh re: inspection of FFE (.3)	2.10	495.00	\$1,039.50

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
04/19/21	PFJ	A108 Communicate (external) B200 Operations	Email to/from Rob Goe re: FFE inspection (.3); call with Bellann re: [REDACTED] (.5)	0.80	495.00	\$396.00
04/20/21	PFJ	A108 Communicate (external) B200 Operations	Email to/from J. Oh, D. Lev, R. Richards re: receiver and City of Buena Park meeting (.3); call with Bellann re: [REDACTED] (.2); review revised order regarding motion to excuse turnover and discuss with receiver (.5); email to D. Lev re: revised order (.2)	1.20	495.00	\$594.00
04/21/21	PFJ	A103 Draft/revise Fee/Employment Applications	B160 Draft bankruptcy court stipulation to authorize receiver to employ counsel (1.1); draft declaration in support of stipulation (.8); call with J. Oh re: stipulation and receivership issues (.3); email to J. Oh re: stipulation and declining proposed fee cap (.5)	2.70	495.00	\$1,336.50
04/22/21	PFJ	A108 Communicate (external) B230 Financing/Cash Collections	Email to/from J. Oh re: post-petition expenses (.4); email to/from J. Oh re: prepetition expenses and receiver authority for payment (.8); call with Bellann and Tom re: [REDACTED] (.5); call with J. Oh re: stipulation (.2); email to Ron Richards and Dan Lev re: receivership and funding issues (.6); call with Bellann re: [REDACTED] (.2)	2.70	495.00	\$1,336.50
04/26/21	PFJ	A108 Communicate (external) B140 Relief from Stay/Adequate Protection Proceedings	Review comments from debtor re: stipulation (.2); revise stipulation to allow receiver to obtain relief from stay (.4); call with J. Oh re: stipulation (.2); email to/from J. Oh re: stipulation (.3); emails to D. Lev and R. Richards re: stipulation (.2); draft motion for relief from stay and supporting declaration (1.1); call with Bellann Raile re: [REDACTED] (.3)	2.70	495.00	\$1,336.50
04/27/21	PFJ	A103 Draft/revise Relief from Stay/Adequate Protection Proceedings	B140 Revise declaration for motion	0.20	495.00	\$99.00
04/28/21	PFJ	A108 Communicate (external) B140 Relief from Stay/Adequate Protection Proceedings	Finalize relief from stay motion for filing	0.20	495.00	\$99.00
04/29/21	PFJ	A106 Communicate (with client) B200 Operations	Review and revise [REDACTED] from B. Raile regarding [REDACTED]	0.30	495.00	\$148.50

In Reference To: **Shady Bird (Expenses)**

04/28/21	PFJ	E112 Courtfees	Court's filing fee for Motion for Relief from Stay	1.00	188.00	\$188.00
----------	-----	----------------	--	------	--------	----------

Date	By	Type		Hours/Qty	Rate	Amount
04/28/21	PFJ	E101 Copying	Photocopies for service of Motion for Relief from Stay	2808.00	0.10	\$280.80
04/28/21	PFJ	E108 Postage	Postage for service of Motion for Relief from Stay	1.00	188.10	\$188.10
04/28/21	PFJ	E124 Other	Federal Express charge for delivery of Judge's Copy of Motion for Relief from Stay	1.00	19.23	\$19.23
				Total Hours:	23.70	
				Total Labor:	\$11,731.50	
				Total Expenses:	\$676.13	
				Total Amount Due:	\$12,407.63	

User Summary

User	Hrs	Rate	Amount
Peter F Jazayeri	23.70	@ 495.00	11,731.50

Invoice submitted to:

Invoice # 11326

Cordes and Company
 Attention: Bellann R. Raile
 4400 MacArthur Blvd, Suite 980
 Newport Beach, CA 92660

Invoice Date: 06/01/21
Terms: COD
Services Through: 05/31/21

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Shady Bird (Professional Services)						
05/05/21	PFJ	A107 Communicate (counsel) B200 Operations	Email to J. Oh re: receiver's questions concerning elevator, power, and fire issues	0.50	495.00	\$247.50
05/06/21	PFJ	A106 Communicate (with client) B200 Operations	Call with Bellann re: [REDACTED]	0.50	495.00	\$247.50
05/13/21	PFJ	A103 Draft/revise B130 Asset Disposition	Draft brief regarding administrative issues and turnover (.9); call with Bellann re: [REDACTED] (.3)	1.20	495.00	\$594.00
05/14/21	PFJ	A103 Draft/revise B130 Asset Disposition	Draft Bellann declaration re: [REDACTED] (.8); email to/from Bellan re: [REDACTED] (.3)	1.10	495.00	\$544.50
05/17/21	PFJ	A106 Communicate (with client) B400 Bankruptcy-Related Advice	Review [REDACTED] from Bellann (.5); call with Bellann re: [REDACTED] (.3)	0.80	495.00	\$396.00
05/18/21	PFJ	A104 Review/analyze B140 Relief from Stay/Adequate Protection Proceedings	Review tentative ruling (.2); call with Juliet Oh re: ruling (.2); draft stipulation re: ruling: (1.1)	1.50	495.00	\$742.50
05/18/21	PFJ	A106 Communicate (with client) B130 Asset Disposition	Call with Bellann re: [REDACTED] (.5); draft declaration of B. Raile (.9); email to/from D. Lev re: turnover motion (.3)	1.70	495.00	\$841.50
05/19/21	PFJ	A106 Communicate (with client) B200 Operations	Call with Tom and Bellann re: [REDACTED] (.2); revise declaration (.3); email to/from D. Lev re: declaration (.2)	0.70	495.00	\$346.50
05/20/21	PFJ	A103 Draft/revise B130 Asset Disposition	Draft receiver's brief regarding motion for turnover (1.9); draft request for judicial notice (.5); calls and emails with Bellann re: [REDACTED] (.3); review debtor's cash collateral motion (.3); call with Tom and Bellann re: [REDACTED] (.3)	3.30	495.00	\$1,633.50

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
05/21/21	PFJ	A103 Draft/revise B140 Draft proposed Order Re Motion for Relief from Stay from Stay Relief from Stay/Adequate Protection Proceedings		0.50	495.00	\$247.50
05/21/21	PFJ	A104 Review/analyze B140 Relief from Stay/Adequate Protection Proceedings	Review supplemental pleadings regarding turnover motion and email to Bellann re: [REDACTED]	0.50	495.00	\$247.50
05/25/21	PFJ	A103 Draft/revise B160 Draft ex parte application regarding Fee/Employment Applications	Fee/Employment Applications receiver's employment of counsel (1.9); draft declaration in support of ex parte (.8); draft request for judicial notice (.5); draft proposed order (.9); draft notice to parties re: ex parte application (.5)	4.60	495.00	\$2,277.00
05/26/21	PFJ	A107 Communicate (counsel) B160 Fee/Employment Applications	Email to/from parties re: ex parte	0.30	495.00	\$148.50
05/27/21	PFJ	A108 Communicate (external) B160 Fee/Employment Applications	Call with Court clerk re: ex parte (.2); prepare notice of order (.2)	0.40	495.00	\$198.00
05/27/21	PFJ	A104 Review/analyze B140 Relief from Stay/Adequate Protection Proceedings	Review opposition and filings in response to turnover motion (.5); email to Bellann re: [REDACTED] (.2)	0.70	495.00	\$346.50

In Reference To: **Shady Bird (Expenses)**

05/21/21	PFJ	E118 Litigation support First Legal's Fee for delivery of Mandatory vendors Chamber's Copies of Supplemental Brief	1.00	32.75	\$32.75
05/27/21	PFJ	E118 Litigation support First Legal's Fee for filing of Notice of vendors Entry of Order	1.00	11.00	\$11.00
05/27/21	PFJ	E124 Other Court's Fee for downloading Minute Order Granting Ex Parte to Employ Attorney	1.00	15.00	\$15.00
05/27/21	PFJ	E118 Litigation support One Legal Fee for filing of Notice of Entry vendors of Order Granting Receiver's Motion to Employ Attorney	1.00	14.25	\$14.25

Total Hours: 18.30
 Total Labor: \$9,058.50
 Total Expenses: \$73.00
Total Invoice Amount: **\$9,131.50**

User Summary

User	Hrs	Rate	Amount
Peter F Jazayeri	18.30	@ 495.000	9,058.50

Invoice submitted to:

Cordes and Company

Attention: Bellann R. Raile
 4400 MacArthur Blvd, Suite 980
 Newport Beach, CA 92660

Invoice # 11345

Invoice Date: 07/06/21

Terms: COD

Services Through: 06/30/21

Date	By	Type	Service Summary	Hours/Qty	Rate	Amount
In Reference To: Shady Bird (Professional Services)						
06/02/21	PFJ	A106 Communicate (with client) B110 Case Administration	Call with Bellann re: [REDACTED]	0.80	495.00	\$396.00
06/03/21	TMG	A109 Appear for/attend B110 Case Administration	Emails/to from D. Lev re: hearing (.4); call with Bellann re: [REDACTED] (.5); participate in hearing (1.4); review receiver's [REDACTED] and prepare for hearing (1.9)	4.20	225.00	\$945.00
06/07/21	PFJ	A106 Communicate (with client) L120 Analysis/Strategy	Call with Bellann re: [REDACTED]	0.50	495.00	\$247.50
06/17/21	PFJ	A109 Appear for/attend B110 Case Administration	Review accounting and prepare for hearing (.9); call with Bellann re: [REDACTED] (.5); participate in hearing re: turnover (1.5); email to/from D. Lev/R. Richards re: hearing (.3)	3.20	495.00	\$1,584.00
06/18/21	PFJ	A106 Communicate (with client) L120 Analysis/Strategy	Email to/from Bellann re: [REDACTED]	0.30	495.00	\$148.50
06/22/21	PFJ	A106 Communicate (with client) L210 Pleadings	Review proposed order (.4); email to/from D. Lev re: order (.3); call with Bellann re: [REDACTED] (.5)	1.20	495.00	\$594.00
06/29/21	PFJ	A106 Communicate (with client) L120 Analysis/Strategy	Call and email with Bellann re: [REDACTED]	0.50	495.00	\$247.50
06/30/21	PFJ	A106 Communicate (with client) L120 Analysis/Strategy	Call with Bellann and Tom re: [REDACTED]	0.50	495.00	\$247.50

Total Hours: 11.20
 Total Labor: \$4,410.00
Total Invoice Amount: **\$4,410.00**

User Summary

User	Hrs	Rate	Amount
Peter F Jazayeri	7.00	@ 495.000	3,465.00
Toni M Gesin	4.20	@ 225.000	945.00

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 1100 Glendon Avenue, Suite 1500, Los Angeles, CA 90024.

A true and correct copy of the foregoing document entitled (specify): **RECEIVER'S INTERIM STATUS REPORT AND ACCOUNTING [FEDERAL RULE OF BANKRUPTCY PROCEDURE 6002]** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. **On July 7, 2021**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On July 7, 2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

None

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL

(state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **July 7, 2021**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Via Federal Express

Honorable Erithe A. Smith
US Bankruptcy Court – Santa Ana Division
Ronald Reagan Federal Building
411 West 4th Street, #5040
Santa Ana, CA 92701

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

July 7, 2021

Toni Gesin

Date

Printed Name



Signature

ATTACHMENT TO F 9013-3.1.PROOF.SERVICE

Via NEF

- **Attorney for Debtor: Ron Bender** rb@lnbyb.com
- **Christopher G. Cardinale** ccardinale@agclawfirm.com, mgonzalez@agclawfirm.com
- **Michael G Fletcher** mfletcher@frandzel.com, sking@frandzel.com
- **Amir GamlieI** amir-gamlieI-9554@ecf.pacerpro.com, cmallahI@perkinscoie.com;DocketLA@perkinscoie.com
- **Robert P Goe** kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com
- **Attorney for U.S. Trustee: Nancy S Goldenberg** nancy.goldenberg@usdoj.gov
- **Attorney for Receiver in State Court: Peter F Jazayeri** peter@jaz-law.com
- **Attorney for Shady Bird: Daniel A Lev** dlev@sulmeyerlaw.com, ccaldwell@sulmeyerlaw.com;dlev@ecf.inforuptcy.com
- **Kyle J Mathews** kmathews@sheppardmullin.com
- **Attorney for Debtor: Juliet Y Oh** jyo@lnbrb.com, jyo@lnbrb.com
- **Ho-El Park** hpark@hparklaw.com
- **Attorney for Shady Bird: Ronald N Richards** ron@ronaldrichards.com, morani@ronaldrichards.com
- **United States Trustee (SA)**: ustpregion16.sa.ecf@usdoj.gov